

**BUILDING AREA (IBC GROSS):**  
 NORTH BUILDING: 171,140 S.F.  
 SOUTH BUILDING: 308,988 S.F.  
 TOWNHOMES: 8,640 S.F.  
**TOTAL RESIDENTIAL: 488,768 S.F.**  
 EFFICIENCY: **72.4%**  
**PARKING STRUCTURE: 222,514 S.F.**

**PARKING REQUIRED PER PAD**  
 2.1 PARKING SPACES PER DWELLING UNIT = 2.1 x 416 = 874 PS

**PARKING PROPOSED**

<b>GARAGE PARKING:</b>		
LEVEL 1 (+ RAMP UP, TYP.)	49+50=	99
LEVEL 2	63+49=	112
LEVEL 3	63+49=	112
LEVEL 4	63+49=	112
LEVEL 5	63+49=	112
LEVEL 6		63
<b>TOTAL GARAGE:</b>		<b>610</b>
MAIN STREET SURFACE PARKING (UNCOVERED)		14 P.S.
ACCESSIBLE PARKING PROVIDED:		16 P.S. (2.5%)
<b>TOTAL PARKING PROPOSED:</b>		<b>624 P.S.</b>
		<b>1.50 P.S./D.U.</b>

**EV CHARGING PROPOSED:** ±2% OF TOTAL = ±13 P.S.

**BIICYCLE PARKING:**  
 REQUIRED: 1 B.S. PER 10 P.S., UP TO FIRST 50 B.S.  
 1 B.S. PER 20 P.S. THEREAFTER.  
 = 500 P.S./10 P.S. + 219 P.S./20 P.S. = 61 B.S.

**PROPOSED GENERAL PARKING DIMENSIONS:**  
 PARKING SPACE: 9' x 18'  
 AISLE WIDTH: 26'  
 SURFACE STRUCTURE: 24'

**BUILDING AMENITIES:**

CLUBHOUSE LEVEL 1:	7,400 SF
CLUBROOM	
CO-WORK SPACE	
LOBBY	
FITNESS	
CLUBHOUSE LEVEL 2:	2,000 SF
LIBRARY	
FITNESS	
UBER LOUNGE / CAFE	1,400 SF
MAILROOM	1,200 SF
NORDIC SPA/SAUNA	1,100 SF
ROOFTOP TERRACE	2,900 SF
<b>TOTAL:</b>	<b>±16,000 SF</b>

**SITE AMENITIES: (SEE LANDSCAPE PLAN)**

**WEST COURTYARD:**  
 POOL, SPA, OUTDOOR DINING AND GRILL STATION, VERANDA, FIRE PLACE, FIRE PIT, LOUNGE CHAIRS, PAVILION, GROUP SEATING, ACTIVITY LAWN, CITRUS GARDEN, OUTDOOR TRAINING AREA

**EAST COURTYARD:**  
 COLD PLUNGE POOL, SPA, SEATING, HAMMOCKS, OUTDOOR GAME AREA, SAUNA AND STEAM ROOM, FIRE PIT, CITRUS GARDEN

**ENTRY PLAZA:**  
 OUTDOOR COWORKING, LOUNGE CHAIRS, OUTDOOR CAFE, PATIO, SCREEN WALL, SEATING, FIRE PLACE

**DOG RELIEF AREA:**  
 ARTIFICIAL TURF, SEATING, DOG WASH AREA, DOG WASTE STATION, DOG WATER FOUNTAIN

**DOG RUN:**  
 ARTIFICIAL TURF, DOG PLAY EQUIPMENT, DOG WASTE STATION, DOG WATER FOUNTAIN, SEATING

**SITE DATA**

**ACCESSOR'S PARCEL NUMBER:**  
 135-33-584

**SITE AREA:**  
 GROSS: 8.30 AC (361,695 S.F.)  
 NET: 6.63 AC (288,589 S.F.)

**ZONING:**  
 EXISTING: GENERAL COMMERCIAL (GC) PAD  
 PROPOSED: RM-4 BIZ

**USE:**  
 EXISTING USE: VACANT  
 PROPOSED USE: MULTI-FAMILY RESIDENTIAL  
 PROPOSED OCCUPANCY: R-2, WITH S-2, A-3, & B

**CONSTRUCTION TYPE:**  
 I-A PARKING STRUCTURE  
 V-A 4-STORY STACKED FLATS.  
 V-B 2-STORY TOWNHOMES

**DENSITY:**  
 MAX ALLOWED: 30 D.U./NET AC (RM-4)  
 PROPOSED: 416 D.U./6.63 NET AC = 62.7 D.U./NET AC

**BUILDING HEIGHT:**  
 ALLOWED: 48' (RM-4)  
 PROPOSED: 61'

**LOT COVERAGE:**  
 ALLOWED: 70% (202,012.3 SF)  
 PROPOSED: 71% (±203,600 SF)

**BUILDING COVERAGE:**  
 ALLOWED: 55% (158,724 SF)  
 PROPOSED: ±58% (±168,000 SF)

**SETBACKS:**

YARD	BLDG	MINIMUM REQ'D (RM-4)	LANDSCAPE	BLDG	PROPOSED
FRONT (DOBSON RD)	30'	30'	15'	14 total: 6' patio wall with 8' setback	
STREET SIDE (CUBS WAY)	25'	25'	21'-1"	14 total: 3.5'-6' patio wall with 8' setback	
STREET SIDE (RIVERVIEW AUTO DR.)	20'	20'	15'	14 total: 3.5' patio wall with 8' setback	
SIDE (E PROP. LINE)	15'/STORY	15'	15'	14 total: 3.5' patio wall with 3.5' setback	
REAR (N PROP. LINE)	15'/STORY	15'	15'	14 total: 6' boundary wall with 8' setback	

**OPEN SPACE (RM-4):**  
 REQUIRED: 150 S.F./D.U. = 120x416 = 62,400 S.F.  
 PROPOSED:  
 PUBLIC OPEN SPACE: 30,600 S.F.  
 PRIVATE OPEN SPACE: 19,339 + 34,213 = 53,552 S.F.  
 (SEE UNIT MIX TABLE BELOW)

**TOTAL OPEN SPACE: ±84,000 S.F. (84,000/416 = ±202 SF/DU)**

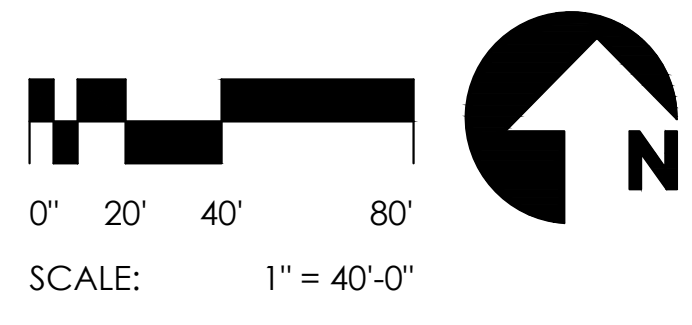
**PRIVATE OPEN SPACE (RM-4):**  
 REQUIRED:  
 1) MINIMUM PRIVATE OPEN SPACE:  
 STUDIO & 1 BEDROOM: 60 SF  
 2 BEDROOM: 100 SF  
 3 BEDROOM: 120 SF  
 2) PRIVATE OPEN SPACE LOCATED AT THE GROUND LEVEL (PATIOS) SHALL HAVE NO DIMENSION LESS THAN 10 FEET.  
 3) ABOVE-GROUND PRIVATE OPEN SPACE (BALCONIES) SHALL BE A MINIMUM OF 60 SF AND SHALL NOT BE LESS THAN 8 FEET WIDE OR LESS THAN 6 FEET DEEP.

PROPOSED:  
 SEE PATIO & BALCONY PRIVATE OPEN SPACE IN TABLE BELOW, AND ENLARGED UNIT PLAN SHEETS A6.1 - A6.7

**UNIT MIX AND AREA CALCULATIONS**

UNIT TYPE - BED/BATH	# OF UNITS	# OF PATIOS	# OF BALCONIES	PRIVATE OPEN SPACE PER UNIT (SF)		TOTAL PRIVATE OPEN SPACE PER TYPE (SF)	
				PATIO	BALCONY	PATIO	BALCONY
S1 - STUDIO / 1 BATH	69	13	56	145	73	1885	4088
S2 - STUDIO / 1 BATH	4	1	3	138	83	138	249
A1 - 1 BED / 1 BATH	111	25	86	282	141	7050	12126
A2 - 1 BED / 1 BATH	80	20	60	210	71	4200	4260
A3 - 1 BED / 1 BATH	4	1	3	201	111	201	333
A4 - 1 BED / 1 BATH	3	0	3	N/A	112	0	336
B1 - 2 BED / 2 BATH	73	14	59	176	115	2464	6785
B2 - 2 BED / 2 BATH	15	3	12	193	104	579	1248
B2-ALT - 2 BED / 2 BATH	8	2	6	193	104	386	624
B3 - 2 BED / 2 BATH	12	3	9	145	116	435	1044
B4 - 2 BED / 2 BATH	4	1	3	204	142	204	426
B5 - 2 BED / 2 BATH	8	2	6	286	148	572	888
B6 - 2 BED / 2 BATH	4	1	3	197	106	197	318
B7 - 2 BED / 2 BATH	4	0	4	N/A	102	0	408
TH - 2 BED / 2.5 BATH	6	6	0	130	0	780	0
C3 - 3 BED / 2 BATH	11	2	9	124	120	248	1080
<b>TOTAL</b>	<b>416</b>					<b>19,339 SF</b>	<b>34,213 SF</b>

**OVERALL EXTERIOR MATERIAL DISTRIBUTION:**  
 STUCCO: ±56 %  
 GLAZING: ±22 %  
 FIBER CEMENT WALL PANEL: ±4 %  
 CMU / DECORATIVE SCREEN: ±18 %



**VICINITY MAP**

